

Treasurer's Report - crn

February 5, 2020 (For 2019 - Year End)

December 31, 2019 -- Account Balances:

Checking/Savings	
1011 · Operating Account - #9557	9,247.92
1040 · Savings - Sterling - #4661	40,190.94
Total Checking/Savings	49,438.86

- Jan 1, 2019 Account Balances totalled \$ 48,556
- Net Cash difference in cash balances (this year) = + \$ 883
 - Discrepancies between bank balances and the P&L statement are due to accrual accounting method used (primarily deposits made at year-end recorded but not shown in 12/31 statements).

HOA Income and Expenses highlights:

- ☒ Real Estate Taxes continue to be low based on the implementation of the conservation easement and rezone of the park property accomplished in 2017.
- ☐ Most budget categories were pretty accurate, and with the exception of landscaping, savings were realized.
- ☐ Tax return Prep and some insurance cost (payments) may be incurred in 2020, deferred from 2019
- ☐ Landscaping costs continue to be our largest expense. We went over budget by \$2000 for landscaping service in 2019. We did buy picnic tables for the park this year.
- ☐ Dues collected in 2019 matched our budget nicely. While some members remain 'non-paying' members, dues collection came in at almost \$12,000 (\$1000 over amount budgeted)
- ☐ The net result for 2019 is a slight improvement in our financial picture and an HOA nearing stability / sustainability.